

## **EXHIBIT B**

Situated in Section 12, Twp. 6, Range 2, Jefferson County, Ohio and being in the City of Steubenville:

PARCEL 1:

Beginning at the Northwesterly corner of said property as described above, thence with the northerly line thereof North 89 1/4° East 1370 feet, more or less, to the intersection of said line with the westerly right of way line, if extended, of the John Scott Memorial Highway, thence with said right of way line South 10°-30' West 1400 feet, more or less, thence along a curve to the left of 2070 foot radius a distance of 1973.2 feet, thence still with said right of way line South 41°-21' East 850 feet, more or less, thence North 48°-39' East 30 feet, thence South 41°-21' East 280 feet, thence along a curve to the right of 2815 foot radius a distance of 145 feet, thence leaving said right of way line South 41° West 314 feet, more or less, thence North 44° West 1452 feet; thence North 41° East 194.7 feet, thence North 34°-00' West 346.5 feet, thence North 21° West 891 feet, thence North 67° West 1023 feet, thence North 0°-30' East 1666.5 feet to the beginning. Containing 68.7 acres, more or less.

PARCEL 2:

Beginning at a point in the easterly line of said 153 acre tract, as described above, said point being South 12° West 1055 feet, more or less, from the northeasterly corner of said original tract, thence with the easterly line of said tract South 12° West 1123 feet, more or less, to a point in the northeasterly right of way line of the John Scott Memorial Highway, thence with said right of way line North 41°- 21' West 40 feet, thence North 48°-39' East 30 feet, thence North 41°-21' West 870 feet, more or less, thence along the arc of a curve to the right of 1910 foot radius a distance of 670 feet, more or less, to the southwesterly corner of the Children's Home tract, thence with the southerly line of said tract and the easterly extension of said line South 81°-19' East 1178.4 feet to the beginning. Containing 16.0 acres, more or less.

Permanent Parcel Number: 08-01519-000

EXCEPTING AND RESERVING the following real property, more described as and recorded in Volume 155, Page 869 of the Official Records of Jefferson County:

PARCEL 1:

Beginning at a point on the northerly right of way line of Mall Drive, said point being distant the following courses and distances from a reference point on the westerly right of way line of John Scott Memorial Highway at station 18+05.06; by a curve to the left having a radius of 2070.00 feet and an arc distance of 44.10 feet (chord S. 10° 18' 01" E. 44.10 feet), by a curve to the right having a radius of 50.00 feet and an arc distance of 76.64 feet (chord S. 33° 00' 12" W. 69.36 feet), S. 76° 55' 02" W. 69.09 feet, by a curve to the left having a radius of 565.00 feet and arc distance of 28.88 feet (chord S. 75° 27' 10" W. 28.88 feet), thence from the principal place of beginning along line of lands of Huberta Mining Company N. 13° 00' 00" W. 476.49 feet to an iron pin; thence still along same N. 59° 04' 15" W. 1010.25 feet to an iron pin; thence along line of lands of the Hilltop Plan of Lots N. 08° 38' 54" E. 52.97 feet to an iron ping thence through lands of Jefferson County

Technical Institute S.  $59^{\circ} 04' 25''$  E. 191.81 feet to an iron pin; thence still through same S.  $72^{\circ} 31' 12''$  E. 948.49 feet to a point on the westerly right of way line of John Scott Memorial Highway; thence along the westerly right of way line of John Scott Memorial Highway by a curve to the left having a radius of 2070.00 feet and an arc distance of 528.86 feet (chord S.  $02^{\circ} 21' 25''$  E. 528.41 feet) to a point; thence still along same by a curve to the left having a radius of 2070.00 feet and an arc distance of 44.10 feet (chord S.  $10^{\circ} 18' 01''$  E. 44.10 feet) to a point at the intersection of John Scott Memorial Highway and Mall Drive; thence along the northerly line of Mall Drive by a curve to the right having a radius of 50.00 feet and an arc distance of 76.64 feet (chord S.  $33^{\circ} 00' 12''$  W. 69.36 feet) to a point; thence still along same S.  $76^{\circ} 55' 02''$  W. 69.09 feet to a point; thence still along same by a curve to the left having a radius of 565.00 feet and an arc distance of 28.88 feet (chord S.  $75^{\circ} 27' 10''$  W. 28.88 feet) to a point at the place of beginning. Containing a total area of 5.467 acres.

PARCEL 2:

Beginning at a point on the westerly right of way line of John Scott Memorial Highway, said point being distant N.  $02^{\circ} 21' 25''$  W. 528.41 feet from a reference point on the westerly right of way line of John Scott Memorial Highway at station 18+05.06; thence from the principal place of beginning through lands of Jefferson County Technical Institute N.  $72^{\circ} 31' 12''$  W. 582.89 feet to an iron pin; thence still through same N.  $38^{\circ} 40' 27''$  E. 111.60 feet to an iron pin; thence still through same S.  $72^{\circ} 31' 12''$  E. 116.00 feet to an iron pin; thence still through same N.  $65^{\circ} 05' 58''$  E. 164.60 feet to an iron pin; thence still through same S.  $67^{\circ} 43' 35''$  E. 272.70 feet to a point on the westerly right of way line of John Scott Memorial Highway; thence along the westerly right of way line of John Scott Memorial Highway by a curve to the left having a radius of 2070.00 feet and an arc distance of 195.13 feet (chord S.  $07^{\circ} 40' 35''$  W. 195.06 feet) to a point at the place of beginning. Containing a total area of 2.107 acres

PARCEL 3:

Beginning at a point on the southerly right of way line of Mall Drive at the dividing line of lands of Jefferson County Technical Institute and Huberta Mining Company, Inc., said point being distant the following courses and distances from a reference point on the westerly right of way line of John Scott Memorial Highway at Station 18+05.06 by a curve to the left having a radius of 2070.00 feet and an arc distance of 44.10 feet (chord S  $10^{\circ} 18' 01''$  E 44.10 feet), by a curve to the right having a radius of 50.00 feet and an arc distance of 76.64 feet (chord S  $33^{\circ} 00' 12''$  W 69.36 feet), S  $76^{\circ} 55' 02''$  W 69.09 feet, by a curve to the left having a radius of 565.00 feet and an arc distance of 28.88 feet (chord S  $75^{\circ} 27' 10''$  W 28.88 feet), S  $13^{\circ} 00' 00''$  E 60.09 feet, to said beginning point, thence along the southerly right of way line of Mall Drive in an easterly direction by a curve to the right having a radius of 505.00 feet and an arc distance of 28.97 feet (chord N  $75^{\circ} 16' 25''$  E 28.97 feet); thence still along same N  $76^{\circ} 55' 02''$  E 69.07 feet to a point; thence still along same by a curve to the right having a radius of 50.00 feet and an arc distance of 76.66 feet (chord S  $59^{\circ} 09' 34''$  E 69.37 feet); thence along the westerly right of way line of John Scott Memorial Highway by a curve to the left having a radius of 2070.00 feet and an arc distance of 510.71 feet (chord S  $22^{\circ} 18' 14''$  E 509.42); thence through lands of Jefferson County Technical Institute S  $60^{\circ} 37' 41''$  W 164.08 feet to a point; thence along lands of Huberta Mining Company,

Inc. N 30° 22' 00" W 244.52 feet; thence still along same N 13° 00' 00" W 362.67 feet to a point at the place of beginning. Containing a total area of 2.177 acres.

Business Name: \_\_\_\_\_  
 Property Address: 4000 SUNSET BV , DTE Code: 670

1 of 3



\*08-01519-000\*

STEUBEN CORP - FORT STEUBEN T  
 INDIAN CREEK LSD  
 08280000100

**LEGAL INFORMATION**

2-6-12 35-A 8-B LAND  
 74.949A MAP-08-28-01  
 SPLIT

Acres: 74.9490

Internal Use Only 00106	
Map:	
Block:	
Card:	

Bk:629 Pg:766

JEFFERSON COMM COLLEGE  
 JEFFERSON COMM COLLEGE  
 4000 SUNSET BOULEVARD  
 STEUBENVILLE, OH 43952

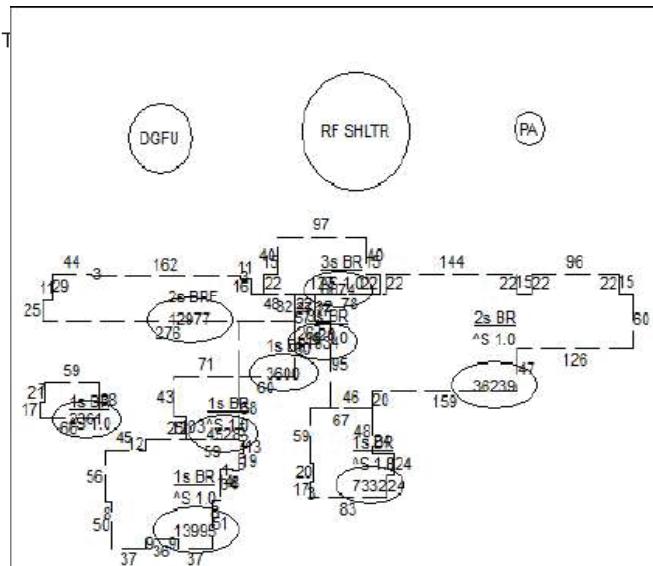
**COMMENT**

Requested Reason Description  
 Apr 23 2019 12:00AM NC 5 BLDG PERMITS PULLED TOTALING \$2255145  
 FIRE SUPPRESSION IN SERVER ROOM ; HVAC AND DUCTWORK ; ELECTRICAL  
 WORK ; EGCC RENOVATIONS AND CONSOLIDATION OF ALL STUDENT  
 SERVICES IN ONE LOCATION  
 JEFFERSON COMM COLLEGE,@100%  
 2019 NC INTERIOR RENOVATIONS - NVC, AJL 9/25/2019  
 18 ADDED MISSING BLDG ADD, INCREASED PAV SF.

Sales Data						
Date	Amount	Deed:Conv#	Use	Valid	Lister:	Date
08/02/1995	0	: 826	670	<input type="checkbox"/>	Pricer: TR	06/26/18
	0	0 : 0		<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2021	2019	2018	2015
REASON FOR CHANGE	TRI	MISC	RAPP	TRI
ESTIMATED LAND	1,638,730	1,638,730	1,638,730	1,624,500
MARKET VALUE IMPR	11,028,080	11,028,080	11,028,080	10,959,700
TOTAL	12,666,810	12,666,810	12,666,810	12,584,200
ASSESSED LAND	573,560	573,560	573,560	568,580
VALUE IMPR	3,859,830	3,859,830	3,859,830	3,835,900
TOTAL	4,433,390	4,433,390	4,433,390	4,404,480

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	
A1:Primary	A:25		50,000			1,250,000	0		
A2:Secondary	A:6.949		25,000			173,730	0		
A3:Residual	A:43		5,000			215,000	0		
Totals:	Total Acres 74.9490					1,638,730	0	1,638,730	



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input checked="" type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/>
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

INFLUENCE FACTORS			
A. TOPGRHY	F. VACANCY	J. EX FRONT	
B. ACCESS	G. RESTRICT	R. REVAL	
D. LOCATION	H. OTHER		
E. SZ/SHAPE	I. Partial Interest		

		EX WALL		A ROOFING		A WINDOW		A DOORS		A FOUNDATION		A FRAMING		A											
CLASS/QUALITY RANK		STONE		<input type="checkbox"/> GABLE/HIP		<input type="checkbox"/> STORE FRT		<input type="checkbox"/> OVERHEAD		SLAB		<input type="checkbox"/> PRE ENG													
A) FP STRUCT. STEEL FRAME		BRICK		<input type="checkbox"/> SHED/FLAT		<input type="checkbox"/> CASEMENT				CRAWL		<input type="checkbox"/> STEEL													
B) R.C. FRAME		1. BASIC		<input type="checkbox"/> CON BLK		<input type="checkbox"/> CON DECK		<input type="checkbox"/> DBLH				<input type="checkbox"/> PILE/COL		<input type="checkbox"/> REINF CONC											
C) MASONRY BEARING WALLS		2. FAIR		<input type="checkbox"/> WD/MTL		<input type="checkbox"/> MTL DECK		<input type="checkbox"/> SLIDE BY				<input type="checkbox"/> REINFOR		<input type="checkbox"/> CB/MASON											
D) WD OR STEEL FR EX. WALLS		3. AVE		<input type="checkbox"/> ENAM STL		<input type="checkbox"/> WD DECK		<input type="checkbox"/> CANOPY		A		<input type="checkbox"/> STEEL		<input type="checkbox"/> FRAME											
S) METAL M) MILL P) POLE		4. GOOD		<input type="checkbox"/> ALUM/VYL		<input type="checkbox"/> METAL		<input type="checkbox"/> LIGHTED		STEEL INS		<input type="checkbox"/> BRICK		<input type="checkbox"/> POLE											
		5. EXCEL		<input type="checkbox"/> CON PANEL		<input type="checkbox"/> ASPH		<input type="checkbox"/> SOFFITS		WOOD		<input type="checkbox"/> STONE		<input type="checkbox"/> TILT UP											
TOTAL AREA		PERIMETER		0 PLATE GLS		<input type="checkbox"/> RUBBER		<input type="checkbox"/> C S W		MTL		<input type="checkbox"/> CON BLK		<input type="checkbox"/> SANDWICH											
# STORIES		STORY HT		STUCCO		<input type="checkbox"/> BUILT UP		<input type="checkbox"/> FACADE		A GLASS		<input type="checkbox"/> FRAME		<input type="checkbox"/> STANDARD											
AGE		SPRINKLER		INSULATED		<input type="checkbox"/> INSULATED				STANDARD		<input type="checkbox"/> STANDARD		<input type="checkbox"/>											
H.V.A.C.		FLOORS		B	1	2	3	U	PARTITIONS		B	1	2	3	U	INTERIOR FINISH		B	1	2	3	U			
Electric		<input type="checkbox"/> Electric Wall		<input type="checkbox"/> CONCRETE					<input type="checkbox"/> MASONRY							<input type="checkbox"/> UNFINISHED									
Forced Air Unit		<input type="checkbox"/> Hot Water		<input type="checkbox"/> WOOD					<input type="checkbox"/> WD STUD							<input type="checkbox"/> FINISH OPEN									
Hot Water, Rad		<input type="checkbox"/> Space/ Wall Furnace		<input type="checkbox"/> TILE A Q V T					<input type="checkbox"/> MTL STUD							<input type="checkbox"/> FINISH DIV									
Steam		<input type="checkbox"/> Warm & Cld Air		<input type="checkbox"/> CARPET					<input type="checkbox"/> CEILINGS				B	1	2	3	U	<input type="checkbox"/> PANEL							
Ventilation		<input type="checkbox"/> Heat Pump		<input type="checkbox"/> ASPHALT					<input type="checkbox"/> ACCUT/PANEL							<input type="checkbox"/> PLASTER / DW									
Package Unit		<input type="checkbox"/> Ind TW Heat Pump		<input type="checkbox"/> GRAVEL					<input type="checkbox"/> PLASTER/DW							<input type="checkbox"/> BLOCK									
Hot & Cld Water		<input type="checkbox"/> Evaporated Cool		<input type="checkbox"/> DIRT					<input type="checkbox"/> SUSP/OPEN							<input type="checkbox"/> GLAZED TILE									
Floor Furnace		<input type="checkbox"/> Co-Ray-Vac		<input type="checkbox"/> STANDARD					<input type="checkbox"/> STANDARD							<input type="checkbox"/> STANDARD									
Complete HVAC		<input type="checkbox"/> No Heat		<input type="checkbox"/> PLUMBING				A	<input type="checkbox"/> LIGHTING				A	<input type="checkbox"/> A		<input type="checkbox"/> A									
Refrig. Cooling		<input type="checkbox"/> Standard		<input type="checkbox"/> NO PLUMBING					<input type="checkbox"/> EXTRA FIXTURES				A	<input type="checkbox"/> FLUORESCENT				<input type="checkbox"/> METAL HALIDE							
						2 FIXTURE BATH			<input type="checkbox"/> STANDARD					<input type="checkbox"/> SODIUM VAP				<input type="checkbox"/> STANDARD							
						3 FIXTURE BATH								<input type="checkbox"/> MERCURY VAP											
YARD ITEMS		ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE							
C	901.001:Paving: Asphalt					1	285,000		1920	1992	A	F	2.00	570,000	50	0	0	285,000							
D	499.065:Roof Shelter					24 X 26	1	624		2000		A	A	11.00	6,860	18	0	0	5,630						
E	499.033:Garage: Detached Frame/Blo					60 X 80	1	4,800		1990		F	A	14.00	67,200	22	0	0	52,420						
ITEM		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE								
A	650.000:SCHOOL	A			3	6,674			A	N	N	.00	0	0	0	0	0								
1	650.000:School	C			2	36,239		1966	2019A	G	A	64.00	4,638,590	10(SPE)	0	0	4,174,730								
2	650.000:School	A			3	1,334		1966	2019A	G	A	64.00	256,130	10(SPE)	0	0	230,520								
3	650.000:School	C			1	7,332		1966	2019A	G	A	64.00	469,250	10(SPE)	0	0	422,330								
4	650.000:School				1	3,600		1966	2019A	G	A	64.00	230,400	10(SPE)	0	0	207,360								
5	650.000:School	C			2	12,977		1966	2019A	G	A	64.00	1,661,060	10(SPE)	0	0	1,494,950								
6	650.000:School	C			1	2,361		1966	2019A	G	A	64.00	151,100	10(SPE)	0	0	135,990								
7	650.000:School	C			1	4,528		1966	2019A	G	A	64.00	289,790	10(SPE)	0	0	260,810								
8	650.000:School	C			1	13,995		1966	2019A	G	A	64.00	895,680	10(SPE)	0	0	806,110								
9	670.999:1s BR				12 X 103	1	1,236			A	N	.00	0	0	0	0	0								
AMENITY TOTAL																		0							
																		TOTAL IMPR				11,028,080			
COMMENTS																									

Business Name: \_\_\_\_\_ 2 \_\_\_\_ of 3  
 Property Address: 4000 SUNSET BV , DTE Code: 670 \_\_\_\_\_



\*08-01519-000\*

STEUBEN CORP - FORT STEUBEN T  
 INDIAN CREEK LSD  
 08280000100

**LEGAL INFORMATION**

2-6-12 35-A 8-B LAND  
 74.949A MAP-08-28-01  
 SPLIT

Acres:74.9490

Internal Use Only	
00106	
Map:	
Block:	
Card:	
Bk:629 Pg:766	

JEFFERSON COMM COLLEGE  
 JEFFERSON COMM COLLEGE  
 4000 SUNSET BOULEVARD  
 STEUBENVILLE, OH 43952

COMMENT



Sales Data						
Date	Amount	Deed:Conv#	Use	Valid	Lister:	Date
08/02/1995	0	: 826	670	<input type="checkbox"/>	Pricer: TR	05/28/18
	0	0: : 0		<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY		
VALUE YEAR	2013	2011
REASON FOR CHANGE	MISC	MISC
ESTIMATED LAND	1,624,500	1,174,700
MARKET VALUE IMPR	10,947,600	10,531,800
TOTAL	12,572,100	12,122,300
ASSESSED LAND	568,580	411,150
VALUE IMPR	3,831,660	3,686,130
TOTAL	4,400,240	4,242,810
		4,097,280

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input checked="" type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/>
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

INFLUENCE FACTORS			
A. TOPGRHY	F. VACANCY	J. EX FRONT	
B. ACCESS	G. RESTRICT	R. REVAL	
D. LOCATION	H. OTHER		
E. SZ/SHAPE	I. Partial Interest		

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	
Totals:	Total Acres 74.9490					1,638,730	0	1,638,730	



Business Name: \_\_\_\_\_  
 Property Address: 4000 SUNSET BV , DTE Code: 670

3 of 3



\*08-01519-000\*

STEUBEN CORP - FORT STEUBEN T  
 INDIAN CREEK LSD  
 08280000100

**LEGAL INFORMATION**

2-6-12 35-A 8-B LAND  
 74.949A MAP-08-28-01  
 SPLIT

Acres:74.9490

Internal Use Only
00106
Map:
Block:
Card:
Bk:629 Pg:766

JEFFERSON COMM COLLEGE  
 JEFFERSON COMM COLLEGE  
 4000 SUNSET BOULEVARD  
 STEUBENVILLE, OH 43952

COMMENT

Sales Data		Date						
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DS	05/28/18	
08/02/1995	0	: 826	670	<input type="checkbox"/>	Pricer:	TR	06/26/18	
	0	0 : 0		<input type="checkbox"/>	Reviewer:			
				<input type="checkbox"/>	Final:			
				<input type="checkbox"/>	Call Back:			
				<input type="checkbox"/>	Visit:			

VALUATION SUMMARY								
VALUE YEAR								
REASON FOR CHANGE								
ESTIMATED	LAND							
MARKET VALUE	IMPR							
	TOTAL							
ASSESSED	LAND							
VALUE	IMPR							
	TOTAL							

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input checked="" type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/>
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

INFLUENCE FACTORS			
A. TOPGRHY	F. VACANCY	J. EX FRONT	
B. ACCESS	G. RESTRICT	R. REVAL	
D. LOCATION	H. OTHER		
E. SZ/SHAPE	I. Partial Interest		

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	
Totals:	Total Acres 74.9490					1,638,730	0	1,638,730	

COM/IND/UTL/EXP  
 Printed: 12/29/2021 13:21 By: prc1

E.J. Conn, Jefferson

